



**REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY**

**TO:** Katherine Ehlers, City Attorney’s Office

**FROM:** Glen D. Blackburn, P.E., Director, Right-of-Way Services

Signed by:  
  
DF13EBC85E48471...

**DATE:** February 11, 2026

**ROW #:** 2025-DEDICATION-0000037 **SCHEDULE #:** Adjacent to 1) 0401101031000 and 2) 0401101031000

**TITLE:** This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) West 10<sup>th</sup> Avenue, located near the intersection of West 10<sup>th</sup> Avenue and North Sheridan Boulevard, and 2) West 11<sup>th</sup> Avenue, located near the intersection of West 11<sup>th</sup> Avenue and North Sheridan Boulevard.

**SUMMARY:** Request for a Resolution for laying out, opening and establishing certain real property as part of the system of thoroughfares of the municipality; i.e. as 1) West 10<sup>th</sup> Avenue, and 2) West 11<sup>th</sup> Avenue. This parcel(s) of land is being dedicated by the City and County of Denver for Public Right-of-Way, as part of the development project, “AHRT-5375 W 10<sup>th</sup> Ave.”

It is requested that the above subject item be placed on the Mayor-Council Agenda for the next available date.

Therefore, you are requested to initiate Council action to dedicate a parcel of land for Public Right-of-Way purposes as 1) West 10<sup>th</sup> Avenue, and 2) West 11<sup>th</sup> Avenue. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2025-DEDICATION-0000037-001, 002) HERE.**

A map of the area to be dedicated is attached.

GB/JL/DG

- cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)
- City Councilperson, Jamie Torres District # 3
- Councilperson Aide, Daisy Rocha Vasquez
- Councilperson Aide, Angelina Gurule
- Councilperson Aide, Ayn Tougaard Slavis
- City Council Staff, Luke Palmisano
- Environmental Services, Andrew Ross
- DOTI, Manager’s Office, Alba Castro
- DOTI, Director, Right-of-Way Services, Glen Blackburn
- DOTI, Deputy Director, Right-of-Way Services, Darion Mayhorn
- Department of Law, Brad Beck
- Department of Law, Katherine Ehlers
- Department of Law, Janet Valdez
- Department of Law, Mar’quasa Maes
- DOTI Survey, Johanna Lee
- DOTI Ordinance
- Owner: City and County of Denver
- Project file folder 2025-DEDICATION-0000037

City and County of Denver Department of Transportation & Infrastructure  
Right-of-Way Services  
201 W. Colfax Ave. | Denver, CO 80215  
[www.denvergov.org/doti](http://www.denvergov.org/doti)  
Phone: 720-865-3002

**ORDINANCE/RESOLUTION REQUEST**

Please email requests to the Mayor’s Legislative Team at [MileHighOrdinance@DenverGov.org](mailto:MileHighOrdinance@DenverGov.org) by 9 a.m. Friday. Contact the Mayor’s Legislative team with questions

Date of Request: February 11, 2026

Please mark one:  Bill Request or  Resolution Request

Please mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map [HERE](#))

Yes  No

**1. Type of Request:**

- Contract/Grant Agreement  Intergovernmental Agreement (IGA)  Rezoning/Text Amendment  
 Dedication/Vacation  Appropriation/Supplemental  DRMC Change  
 Other:

**2. Title:** Dedicate two City-owned parcels of land as Public Right-of-Way as 1) West 10th Avenue, located near the intersection of West 10th Avenue and North Sheridan Boulevard, and 2) West 11th Avenue, located near the intersection of West 11th Avenue and North Sheridan Boulevard.

**3. Requesting Agency:** DOTI, Right-of-Way Services  
**Agency Section:** Survey

**4. Contact Person:**

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Dalila Gutierrez	Name: Alaina McWhorter
Email: <a href="mailto:Dalila.Gutierrez@denvergov.org">Dalila.Gutierrez@denvergov.org</a>	Email: <a href="mailto:Alaina.McWhorter@denvergov.org">Alaina.McWhorter@denvergov.org</a>

**5. General description or background of proposed request. Attach executive summary if more space needed:**  
 Proposing to build a new apartment structure on vacant land. The developer was asked to dedicate two parcels of land as 1) West 10<sup>th</sup> Avenue, and 2) West 11<sup>th</sup> Avenue.

**6. City Attorney assigned to this request (if applicable):**

**7. City Council District:** Jamie Torres, District # 3

**8. \*\*For all contracts, fill out and submit accompanying Key Contract Terms worksheet\*\***

*To be completed by Mayor’s Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

### Key Contract Terms

**Type of Contract: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property):**

**Vendor/Contractor Name (including any dba's):**

**Contract control number (legacy and new):**

**Location:**

Is this a new contract?  Yes  No Is this an Amendment?  Yes  No If yes, how many? \_\_\_\_\_

**Contract Term/Duration (for amended contracts, include existing term dates and amended dates):**

**Contract Amount (indicate existing amount, amended amount and new contract total):**

<i>Current Contract Amount</i>	<i>Additional Funds</i>	<i>Total Contract Amount</i>
<i>(A)</i>	<i>(B)</i>	<i>(A+B)</i>

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>

**Scope of work:**

**Was this contractor selected by competitive process?**

**If not, why not?**

**Has this contractor provided these services to the City before?**  Yes  No

**Source of funds:**

**Is this contract subject to:**  W/MBE  DBE  SBE  XO101  ACDBE  N/A

**WBE/MBE/DBE commitments (construction, design, Airport concession contracts):**

**Who are the subcontractors to this contract?**

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*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_



## EXECUTIVE SUMMARY

Project Title: 2025-DEDICATION-0000037

Description of Proposed Project: Proposing to build a new apartment structure on vacant land. The developer was asked to dedicate two parcels of land as 1) West 10th Avenue, and 2) West 11th Avenue.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: The City and County of Denver was deeded this land to be dedicated as 1) West 10<sup>th</sup> Avenue, and 2) West 11<sup>th</sup> Avenue.

Has a Temp MEP been issued, and if so, what work is underway: N/A

What is the known duration of a MEP: N/A

Will land be dedicated to the City if the vacation goes through: N/A

Will an easement be placed over a vacated area, and if so explain: N/A

Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) West 10<sup>th</sup> Avenue, and 2) West 11<sup>th</sup> Avenue, as part of the development project called, "AHRT-5375 W 10<sup>th</sup> Ave."

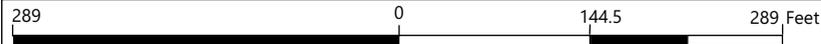
City and County of Denver Department of Transportation & Infrastructure  
Right-of-Way Services  
201 W. Colfax Ave | Denver, CO 80215  
[www.denvergov.org/dotj](http://www.denvergov.org/dotj)  
Phone: 720-865-3002

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### Legend

-  Streets
-  Alleys
-  County Boundary
-  Parcels
-  Lots/Blocks



**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000037-001:****LAND DESCRIPTION - STREET PARCEL NO. 1**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 10TH DAY OF February, 2026, AT RECEPTION NUMBER 2026010199 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS

The North 7.00 feet of the South 32.00 feet of the West 1/2 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 1, Township 4 South, Range 69 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the Center-East 1/16th Corner of Said Section 1;

Thence N89°28'08"E, coincident with the South Line of the Southeast 1/4 of the Northeast 1/4 of said Section 1, a distance of 662.13 feet to the West Line of the West 1/2 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Said Section 1;

Thence N00°02'31"W, coincident with said West Line, a distance of 25.00 feet to the North Right-of-Way Line of West 10th Avenue and the Point of Beginning;

Thence continue N00°02'31"W, coincident with said West Line, a distance of 7.00 feet;

Thence N89°28'08"E, coincident with a line being 7.00 feet North of and Parallel with the North Right-of-way line of West 10th Avenue, a distance of 165.53 feet to the East Line of the West 1/2 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Said Section 1;

Thence S00°02'41"E, coincident with said East Line, a distance of 7.00 feet to the North Right-of-Way Line of West 10<sup>th</sup> Avenue;

Thence S89°28'08"W, coincident with said North Right-of-Way Line, a distance of 165.53 feet to the Point of Beginning.

Parcel Contains (1,159 Square Feet) 0.02660 Acres, more or less.

Bearings are based on the West Line of the SE 1/4 of the NE 1/4 of Section 1, Township 4 South, Range 69 West of the 6th Principal Meridian having a grid bearing of N00°01'48"W and bounded by a found 3-1/4" Aluminum Cap on a Rebar, stamped "LS 13155" "1995", 1.1 feet below grade in a Range Box, at the Center-East 1/16th corner of said Section 1, and by a found 3-1/4" Aluminum Cap on a Rebar, stamped "PLS 34986" "2003", 0.6 feet below grade in a Range Box, at the NE 1/16th corner of said Section 1.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000037-002:****LAND DESCRIPTION - STREET PARCEL NO. 2**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 10TH DAY OF February, 2026, AT RECEPTION NUMBER 2026010199 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS

The South 13.00 Feet of the North 178.00 feet of the West 1/2 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 1, Township 4 South, Range 69 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the Center-East 1/16th Corner of Said Section 1;

Thence N89°28'08"E, coincident with the South Line of the Southeast 1/4 of the Northeast 1/4 of said Section 1, a distance of 662.13 feet to the West Line of the West 1/2 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Said Section 1;

Thence N00°02'31"W, coincident with said West Line, a distance of 482.57 feet to a point lying 13.00 feet South of the South Right-of-Way Line of West 11th Avenue and the Point of Beginning;

Thence continue N00°02'31"W, coincident with said West Line, a distance of 13.00 feet to the South Right-of-Way Line of West 11th Avenue;

Thence N89°28'32"E, coincident with said South Right-of-Way Line, a distance of 165.51 feet to the East Line of the West 1/2 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Said Section 1;

**ENGINEERING SERVICE COMPANY**

14190 East Evans Avenue, Aurora, Colorado 80014-1431  
P 303.337.1393 | F 303.337.7481 | T/F 1.877.273.0659  
engineering-service.com

Thence S00°02'41"E, coincident with said East Line, a distance of 13.00 feet;

Thence S89°28'32"W, coincident with a line lying 13.00 feet South of and Parallel with the South Right-of-Way Line of West 11th Avenue, a distance of 165.51 feet to the Point of Beginning.

Parcel Contains (2,152 Square Feet) 0.04939 Acres, more or less.

Bearings are based on the West Line of the SE 1/4 of the NE 1/4 of Section 1, Township 4 South, Range 69 West of the 6th Principal Meridian having a grid bearing of N00°01'48"W and bounded by a found 3-1/4" Aluminum Cap on a Rebar, stamped "LS 13155" "1995", 1.1 feet below grade in a Range Box, at the Center-East 1/16th corner of said Section 1, and by a found 3-1/4" Aluminum Cap on a Rebar, stamped "PLS 34986" "2003", 0.6 feet below grade in a Range Box, at the NE 1/16th corner of said Section 1.



02/10/2026 12:23 PM

R \$0.00

D \$0.00

City &amp; County of Denver

WD

Electronically Recorded

After signing, return to:  
City and County of Denver  
201 West Colfax Avenue, Dept. 1010  
Division of Real Estate  
Denver, Colorado 80202  
**Project Description: 2025-DEDICATION-0000037**  
**Asset Mgmt No.: 26-016**

**No Fee**

## SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** (“Deed”), made as of this 9th day of February, 2026, by **ULC CLT, LLC**, a Colorado limited liability company, whose address is 1600 N. Downing Street, Suite 300, Denver, CO 80218, United States (“Grantor”) to the **CITY AND COUNTY OF DENVER**, a Colorado municipal corporation of the State of Colorado and home rule city, whose address is 1437 Bannock Street, Denver, Colorado 80202 (“Grantee”).

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and by these presents does hereby grant, bargain, sell, convey and confirm, unto Grantee, and its successors and assigns forever, the real property described below, together with all improvements thereon, owned by Grantor situate, lying and being in the City and County of Denver, State of Colorado, and being more particularly described on the attached Exhibit(s) hereto and incorporated herein (“Property”);

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all of the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in, and to the above-bargained Property, together with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto Grantee, and its successors and assigns forever. Grantor, for itself and its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the quiet and peaceable possession of Grantee, and its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under Grantor.

No separate bill of sale with respect to improvements on the Property will be executed.

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

ATTEST:

ULC CLT, LLC, a Colorado limited liability company

By: Urban Land Conservancy, a Colorado  
nonprofit corporation, its sole member

By: [Signature]

Name: Aaron Martinez

Its: Chief Operating Officer

STATE OF COLORADO )  
 ) ss.  
COUNTY OF DENVER )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of FEBRUARY, 2026  
by AARON MARTINEZ, as ~~CHIEF OPERATING OFFICER~~ of **URBAN LAND  
CONSERVANCY**, a Colorado nonprofit corporation, the sole member of **ULC CLT, LLC**, a  
Colorado limited liability company

Witness my hand and official seal.

My commission expires: 1/8/2029

AARON HURLBURT  
Notary Public  
State of Colorado  
Notary ID # 2026400021  
My Commission Expires 01-08-2029

[Signature]  
Notary Public

2023-PM-0000144-ROW

# EXHIBIT A LEGAL DESCRIPTION SHEET 1 OF 3

## Parcel 1:

The North 7.00 feet of the South 32.00 feet of the West 1/2 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 1, Township 4 South, Range 69 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

**Commencing** at the Center-East 1/16th Corner of Said Section 1;

Thence N89°28'08"E, coincident with the South Line of the Southeast 1/4 of the Northeast 1/4 of said Section 1, a distance of 662.13 feet to the West Line of the West 1/2 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Said Section 1;

Thence N00°02'31"W, coincident with said West Line, a distance of 25.00 feet to the North Right-of-Way Line of West 10th Avenue and the **Point of Beginning**;

Thence continue N00°02'31"W, coincident with said West Line, a distance of 7.00 feet;

Thence N89°28'08"E, coincident with a line being 7.00 feet North of and Parallel with the North Right-of-way line of West 10th Avenue, a distance of 165.53 feet to the East Line of the West 1/2 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Said Section 1;

Thence S00°02'41"E, coincident with said East Line, a distance of 7.00 feet to the North Right-of-Way Line of West 10<sup>th</sup> Avenue;

Thence S89°28'08"W, coincident with said North Right-of-Way Line, a distance of 165.53 feet to the **Point of Beginning**.

Parcel Contains (1,159 Square Feet) 0.02660 Acres, more or less.

All lineal distances are represented in U.S. Survey Feet.

Bearings are based on the West Line of the SE 1/4 of the NE 1/4 of Section 1, Township 4 South, Range 69 West of the 6th Principal Meridian having a grid bearing of N00°01'48"W and bounded by a found 3-1/4" Aluminum Cap on a Rebar, stamped "LS 13155" "1995", 1.1 feet below grade in a Range Box, at the Center-East 1/16th corner of said Section 1, and by a found 3-1/4" Aluminum Cap on a Rebar, stamped "PLS 34986" "2003", 0.6 feet below grade in a Range Box, at the NE 1/16th corner of said Section 1.

Date Prepared: February 18, 2025  
Date of Last Revision: April 24, 2025

Prepared By:  
Jeffrey A. Miller  
Professional L.S. No. 38467  
For and on behalf of  
Engineering Service Company



2023-PM-0000144-ROW

# EXHIBIT A LEGAL DESCRIPTION SHEET 1 OF 3

## Parcel 2:

The South 13.00 Feet of the North 178.00 feet of the West 1/2 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 1, Township 4 South, Range 69 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

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Thence continue N00°02'31"W, coincident with said West Line, a distance of 13.00 feet to the South Right-of-Way Line of West 11th Avenue;

Thence N89°28'32"E, coincident with said South Right-of-Way Line, a distance of 165.51 feet to the East Line of the West 1/2 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Said Section 1;

Thence S00°02'41"E, coincident with said East Line, a distance of 13.00 feet;

Thence S89°28'32"W, coincident with a line lying 13.00 feet South of and Parallel with the South Right-of-Way Line of West 11th Avenue, a distance of 165.51 feet to the Point of Beginning.

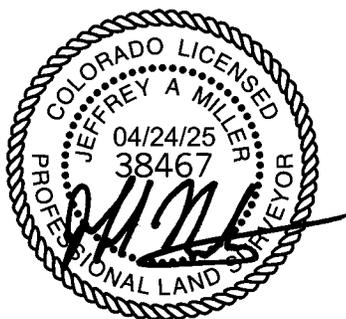
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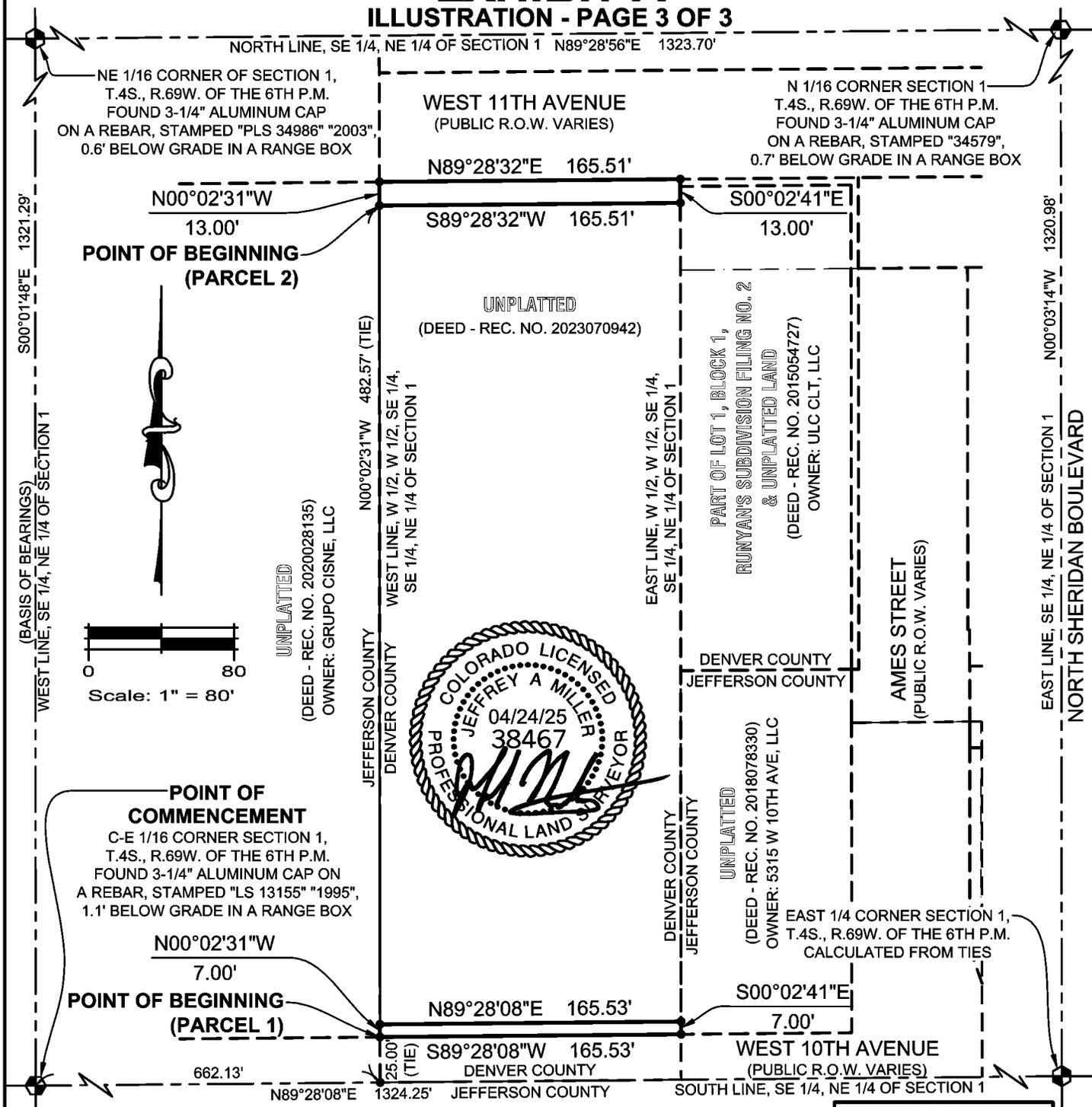
Prepared By:  
Jeffrey A. Miller  
Professional L.S. No. 38467  
For and on behalf of  
Engineering Service Company



# EXHIBIT A

## ILLUSTRATION - PAGE 3 OF 3

2023-PM-0000144-ROW



**ESC**  
**ENGINEERING SERVICE COMPANY**

14190 East Evans Avenue  
 Aurora, Colorado 80014  
 P 303.337.1393 | F 303.337.7481

PROPERTY OWNER:  
**ARCHWAY JODY ACQUISITION LLC**  
 8585 W. 14TH AVENUE, SUITE A  
 LAKEWOOD, CO. 80215

<b>PARCEL 1 CONTAINS</b> 1,159 SQUARE FEET 0.02660 ACRES
<b>PARCEL 2 CONTAINS</b> 2,152 SQUARE FEET 0.04939 ACRES

### CITY & COUNTY OF DENVER

Drawn By: JAM	Checked By: JAM	Project No.: 1758.1	Date: 02/18/2025
Scale: 1" = 80'	File Name: N:\Projects\Archway Communities\Denver-5375 W. 10th Avenue\CAD\Exhibits\Denver - 5375 W. 10th Ave_ROW Dedication Exhibit.dwg		

Note: This illustration does not represent a monumented survey. It is intended only to depict the attached description.

### LAND DESCRIPTION

PORTIONS OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO